29 Ashgrove, Musselburgh, EH21 7LX

Connor Malcolm



29 Ashgrove | Musselburgh | EH21 7LX

Description

A rare opportunity has arisen to acquite a terrace house within a quiet setting in easy reach of amenities, schools, and transport links. Representing a characterful home, this attractive property provides spacious, sociable living areas and comes with the added attraction of an enclosed rear garden.

- Hallway
- Living room
- Dining room
- Well appointed kitchen with access to rear garden
- Two spacious double bedrooms
- Stylishly fitted shower room
- Attic storage
- Gas central heating and double glazing
- Private gardens to front and rear
- On street parking

Extras

The fitted carpets, blinds, curtains, oven, hob, washing machine, fridge/freezer and fitted wardrobes are included.

EPC Rating: C

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.







Location

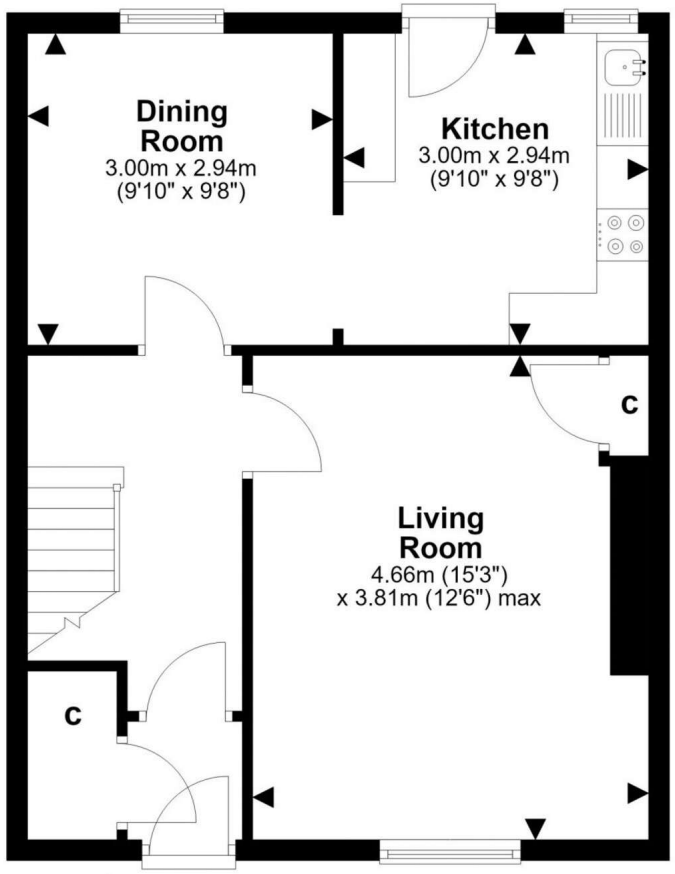
Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.



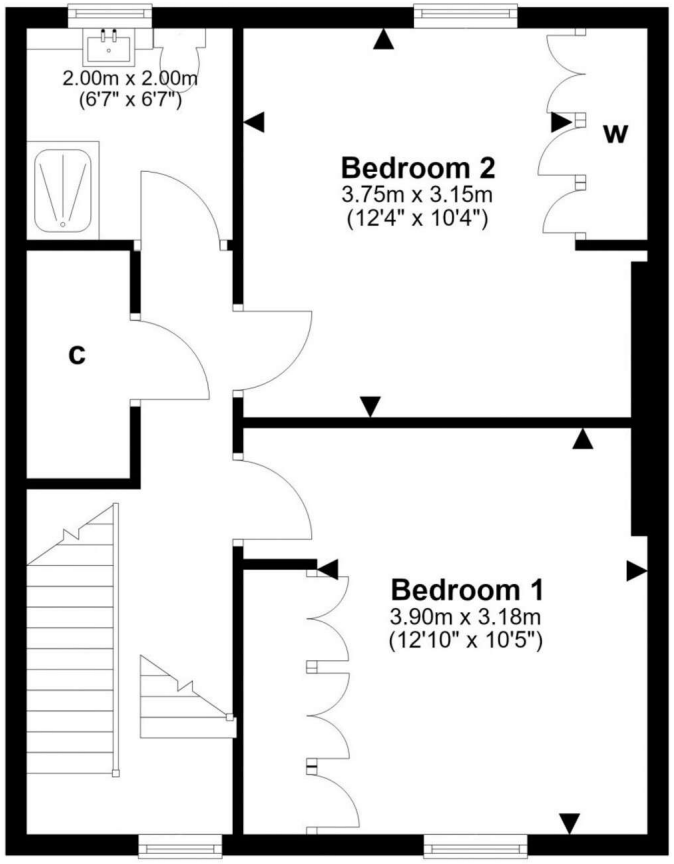








Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.







Connor Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc